



Castles

ABBOTS ROAD
Abbots Langley, Hertfordshire WD5 0BL

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Guide Price
£975,000
(Freehold)

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Castles estate agents are Delighted to present this Stunning Five Bedroom Detached Family Home in the Prime Location of Abbots Langley.



Upon entry, you are greeted by a bright and spacious interior, meticulously designed to meet the demands of modern living. The property boasts a beautiful kitchen, and an Open-Plan Living area, ideal for entertaining guests or spending quality time with family and friends.

Upstairs the property features Three well appointed Bedrooms, with the principle bedroom benefitting from a stunning floor-to-ceiling feature Window, offering Breathtaking Views of the garden and fields beyond. The property further benefits from a Loft Extension, adding another Bedroom with en-suite.

Specifications

- FIVE BEDROOM
- DETACHED FAMILY HOME
- WALKING DISTANCE TO ABBOTS LANGLEY HIGH STREET AND KINGS LANGLEY TRAIN STATION
- THREE BATHROOMS
- DECORATED TO A HIGH STANDARD
- OPEN PLAN LIVING
- EV CHARGING POINT
- LOFT CONVERSION
- SUBSTANTIAL REAR GARDEN

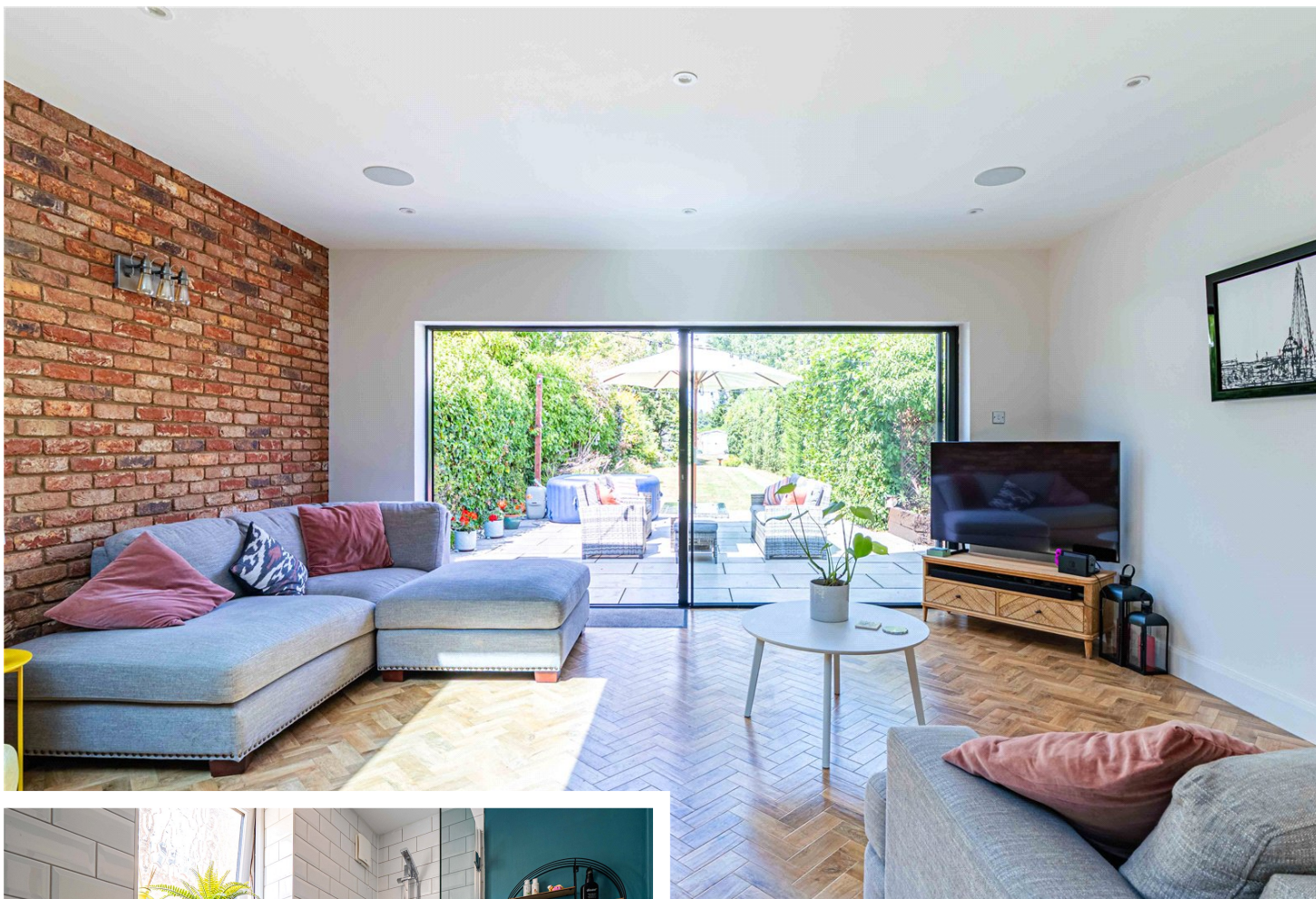
In addition to its aesthetic appeal, this remarkable home offers a perfect harmony of luxury, comfort, and functionality, making it an impeccable choice for those seeking a contemporary lifestyle in a desirable village setting.

Externally, the property features a Stunning Garden, which backs onto fields and measures over 60 metres.

Externally, the property features a stunning garden, which backs onto fields and measures over 60 metres. Additionally, off-street parking ensures convenience and peace of mind with the added benefit of an EV charge point.







A little about the corner of the world we call home...

Abbots Langley is an old settlement with a rich history, dating back to 1045. Kings Langley station is on the edge of the village, offering regular services into London that take about half an hour. The village also has excellent motorway links. The M25 passes directly through the parish, and the M1 is very close, just to the east side. The Grand Union Canal runs through the village, offering great water connections to major UK cities, such as Leicester, Birmingham, and Nottingham.

For keen Harry Potter fans, just a five minute-drive away from the village is the Leavesden studio tour – one of the most popular tourist

attractions in the country. It includes a behind-the scenes tour of the film sets and props used in the making of the movies. Lovers of green space are served well by Leavesden Country Park, which offers more than 27 hectares to explore, including a football pitch, tennis courts, a kids' play area and an outdoor gym for adults. Abbots Langley is also home to a range of sports club, including cricket, football, and bowls.

The high street is lined with a diverse selection of food outlets, including four highly regarded Indian restaurants – The Noor Mahal, Abbots Tandoori, Forest of India, and Village Tandoori – plus the popular Pin Wei Chinese restaurant.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

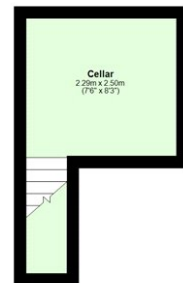
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

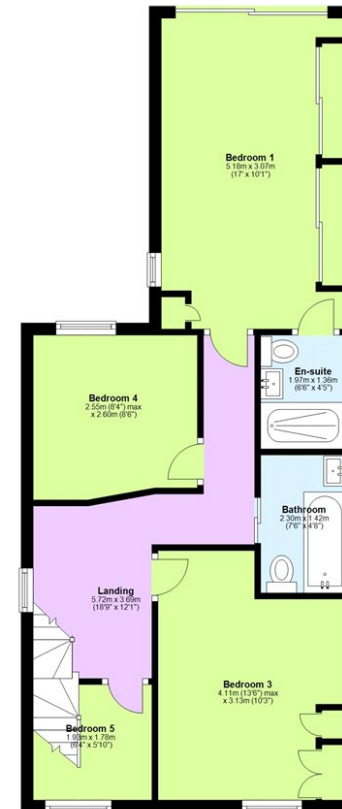
Basement
Approx. 7.0 sq. metres (75.9 sq. feet)



Ground Floor
Approx. 80.1 sq. metres (861.7 sq. feet)



First Floor
Approx. 56.2 sq. metres (604.7 sq. feet)



Second Floor
Approx. 17.8 sq. metres (192.0 sq. feet)



Total area: approx. 161.1 sq. metres (1734.3 sq. feet)

Berkhamsted

01442 865252

Borehamwood

020 8953 2112

Boxmoor

01442 233345

Bushey

020 8950 2551

Eaton Bray

01525 220605

Hertford

01992 501511

Kings Langley

01923 936900

Radlett

01923 537111



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